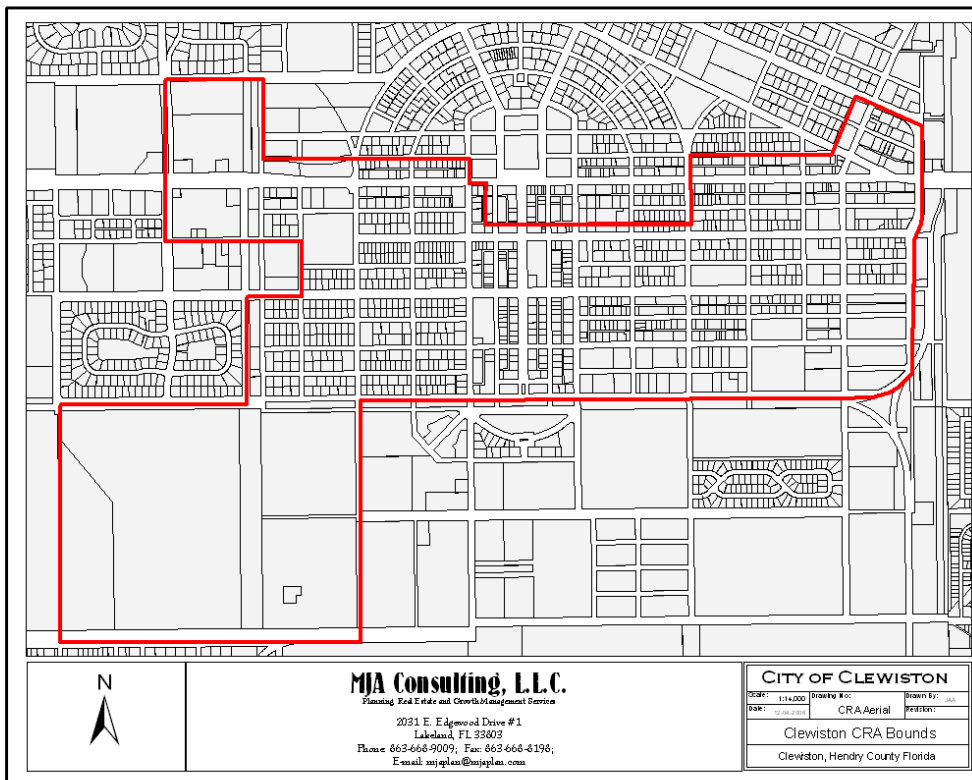


Chapter 1: *Executive Summary*

CRA Description

Figure 1.1
CRA Bounds and Description



The following Clewiston CRA bounds description is taken from, **Establishing a Community Redevelopment Area, City of Clewiston, Resolution 2004-16, Appendix "A", Finding of Necessity:**

The area begins at the northwest corner of the corner of the block bounded by Berner Avenue on the west, an unnamed street on the North, Lopez Street on the east and SR 80 on the south. The area then follows US 27 for a depth of one block north and south eastward to W.C. Owen Avenue. The northern boundary then travels south along the west edge of the W.C. Owen right of way to US 27 and at US 27 the line travels eastward and then South paralleling W.C. Owen the depth of one property. The line then turns east one property north of the Ventura Avenue right of way. At the eastern edge of the San Pedro right of way the line travels north to the southerly right of way of Pasadena Avenue to midpoint of the north line of lot 24, block 156.

The line then follows the westerly boundary of lots 3 and 22 and block 149 then the westerly boundaries of lots 3 and 22 of block 150. The line then follows the southerly right of way line of Avenida Del Rio easterly until it meets the right of way line for San Diego Street. It then follows the westerly right of way line for San Diego Street south until it meets the S.C.L.R.R. It then follows the S.C.L.R.R. west to the right of way of Aztec Street.

The line then travels west along the southern right of way line of Aztec Street to the western right of way line of Olympia street extended. The line then travels south to the southern corporate limits of Clewiston. The line then travels west along the southern corporate limits line until coming to the eastern right of way line of San Luiz Avenue extended. The line then travels north along the eastern right of way line of San Luiz Avenue until reaching the southern right of way line of Aztec Street. The boundary then follows the southern right of way line of Aztec Street east until it reaches the western right of way line extended of the Lopez Street Canal. The line then heads north along the western right of way line of the Lopez Street Canal until it reaches the southern right of way line of Alverdez Avenue. The line then travels east along the southern right of way line of Alverdez Avenue until it reaches the western right of way line of Gloria Street.

The line then travels north along the western right of way of Gloria Street until reaching the southern right of way line of Ventura Avenue. It then travels along the southern right of way line of Ventura Avenue until reaching the eastern right of way line of Berner Road. The line then travels north along the eastern right of way line of Berner Road to the point of beginning.

Statement of Purpose

The purpose of the City of Clewiston Community Redevelopment Plan is to eliminate conditions of slum and blight in that area defined as the Clewiston Community Redevelopment Area. The Clewiston Redevelopment Plan establishes economic, real estate and urban design strategies to serve as a foundation for economic development and redevelopment as well as goals, objectives and action plans to accomplish the purpose.

It has often been said land is a vanishing commodity, as they are not making any more of it. Within the Clewiston CRA there is a vanishing amount of undeveloped or greenfield land to be developed. New development will only be possible through infill development and greyfield redevelopment of older properties which is more costly, time consuming and difficult for developers.

In order to anticipate quality development the CRA must make every effort to mitigate the greyfield conditions and promote Clewiston's excellent small town quality of life. This will require retooling our approaches to development and redevelopment, looking at new solutions and creating partnerships between the public and private sectors to achieve synergies that cannot be created by individuals acting on their own.

Findings

Clewiston's conditions of slum and blight can be turned around through careful consideration of economic development and job creation efforts, real estate factors, regulatory tools, and urban design. The following are findings of the Redevelopment Plan:

- Clewiston has a solid foundation as a desirable place for redevelopment
- Redevelopment is both necessary and inevitable
- Redevelopment requires cooperation
- Redevelopment requires new tools
- Redevelopment presents new opportunities
- Redevelopment requires continuing and long-term commitments.

Overview by Chapter

Chapter 1: Executive Summary

Chapter 2: Plan Development

The process to create the Community Redevelopment Plan was conducted in three phases:

Phase I: Stakeholder's Meeting: Phase I was research oriented. It concentrated on gathering data and creating usable information to identify the redevelopment issues facing the Community Redevelopment Area and establish the base of knowledge for the creation of a vision. The Consultants engaged stakeholders to reach consensus on future redevelopment opportunities through a visioning workshop held at the Clewiston Country Club on February 23, 2007. Twenty-six community stakeholders attended this meeting. This was followed up with several scheduled personal interviews and informal street interviews performed while walking and driving through the city on information gathering sessions.

Phase II: Public Visioning Workshop: The second phase followed up with a public visioning workshop/charette at the John Boy auditorium on March 22, 2007 that focused on the policies and strategies. A presentation was made to the Rotary Club of Clewiston and the Lions Club of Clewiston, with questionnaires distributed and data collected.

The data collected in Phase I and Phase II were analyzed and turned into useable knowledge, which became the framework of the Clewiston Community Redevelopment Plan.

Phase III: Public Consensus Meeting: In Phase III, the final elements of the CRP were presented to the community for consensus and refinement at a public meeting and final presentation to the Clewiston City Commission on May 10, 2007.

Based upon the results of this public participation process, the citizens of Clewiston are proud of their community and in agreement that redevelopment is inevitable and should be planned for to preserve the high quality, small town quality of life for the future. Three major areas of concentration became evident through research: Economic Development, concentrating on attracting and retaining high wage industries; Real Estate factors, emphasizing the need to balance appropriate Land Use within the CRA to attain sustainable development; and Urban Design, providing tools with which to shape the Urban Environment.

Chapter 3: *Plan Framework*

John Nolan established the Clewiston pattern of development in the 1920's. This pre-World War II design has a pedestrian friendly, grid-style street network that has become reflected in New Urbanism as traditional neighborhood development. The CRA's framework was examined using a Lynch Style Analysis for place legibility into components Paths, Nodes, Edges, Districts and Landmarks. By reducing the CRA into its base components, the consultants were able to derive design solutions specific to the needs of Clewiston. Reconstructed, these factors provide a framework for the redevelopment of the CRA.

Chapter 4: *Economic Development*

One of the principal goals of the Community Redevelopment Plan is to build long-term economic vitality for the CRA through the attraction and retention of jobs that pay above-average wages in targeted primary industries. In addition, the promotion of educational programs to support current small business and entrepreneurs are necessary for long-term sustainable development.

Chapter 5: *Real Estate Factors*

As Clewiston's CRA approaches build-out, the supply of greenfield properties is shrinking. The supply of land available to accommodate primary employers needs to be protected. It is anticipated that comprehensive plan amendments requested by property owners to increase the short-term salability of their land by changing land use to retail or high-end residential use could threaten the long-term sustainability of the CRA. To remain sustainable, efforts must focus on maintaining adequate real estate to meet the needs of primary employers and other uses that will benefit the community. Some redevelopment efforts require the mitigation of greyfield conditions through financial or regulatory incentives to assist developers in absorbing the additional costs.

Chapter 6: *Urban Design*

The development of Clewiston has evolved as a result of rapid suburbanization on the fringes of the city and the automobile's influence on the CRA. Older, pedestrian-oriented streets have been replaced by automobile-oriented community development which has sprawled out along the Sugarland Highway and diluted the Central Business District to the point that "Downtown Clewiston" has no sense of place. In the wake of this development, many underutilized, obsolete or vacant infill properties hold potential for future redevelopment using designs that give form and amenities more consideration than in the past.

The design guidelines outlined in this chapter are intended to provide a resource or starting point for design review of projects occurring within the CRA.

Chapter 7: *Implementation*

The final chapter of the Community Redevelopment Plan expands upon the preceding conclusions and strategies to provide goals, objectives and action plans.